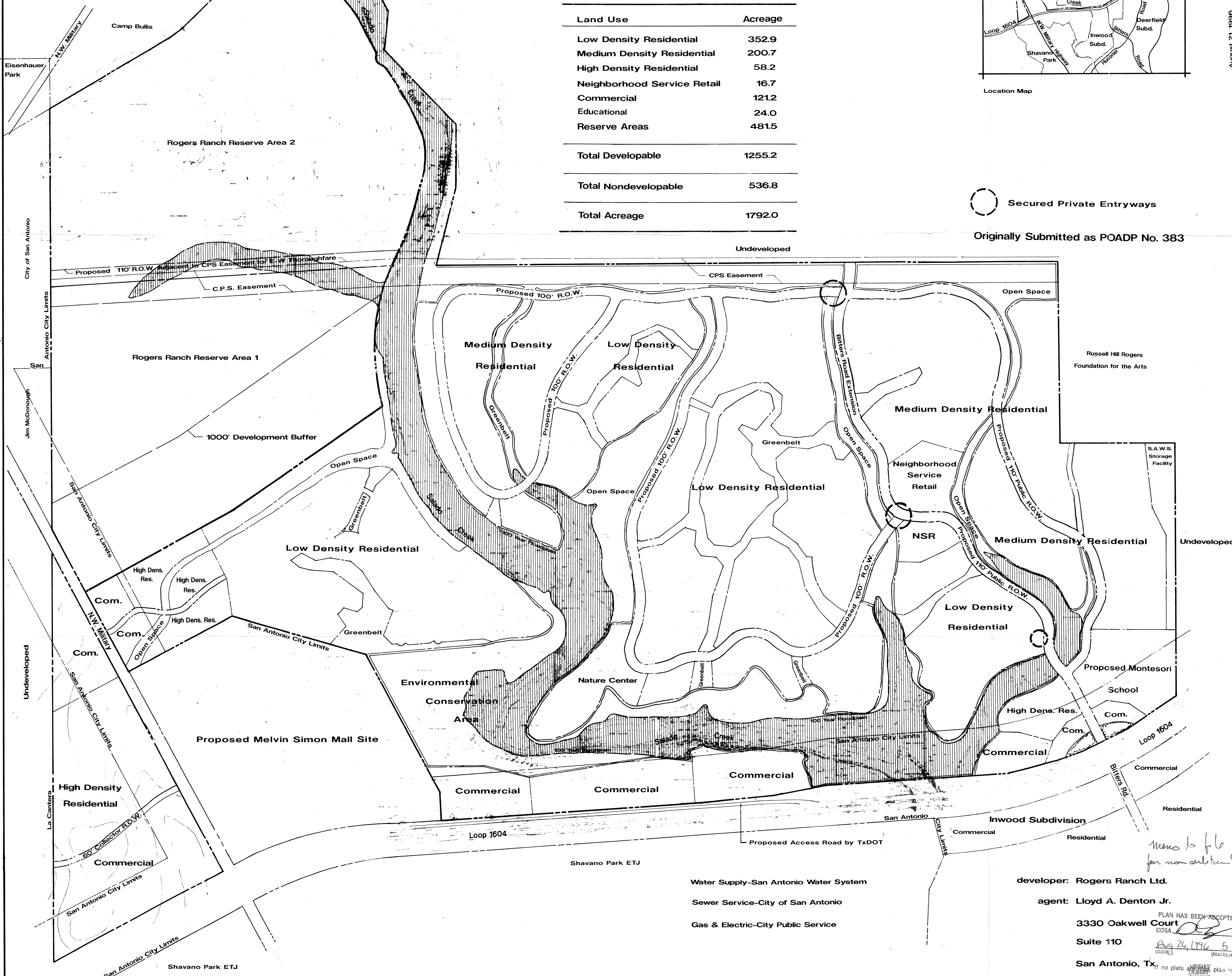


Land Use Summary :

Land Use	Acreage
Low Density Residential	352.9
Medium Density Residential	200.7
High Density Residential	58.2
Neighborhood Service Retail	16.7
Commercial	121.2
Educational	24.0
Reserve Areas	481.5
<hr/>	
Total Developable	1255.2
<hr/>	
Total Nondevelopable	536.8
<hr/>	
Total Acreage	1792.0

Secured Private Entryways

Originally Submitted as POADP No. 383



Water Supply-San Antonio Water System
Sewer Service-City of San Antonio
Gas & Electric-City Public Service

developer: Rogers Ranch Ltd.
agent: Lloyd A. Denton Jr.

PLAN HAS BEEN ACCEPTED BY
3330 Oakwell Court
COSEA
Suite 110
San Antonio, Tx 78218
Aug 24, 1996
If no plats are filed, plan will expire on 8-28-96
1st plat filed on 8-28-96

100 Year Floodplain Interpolated from existing FEMA Maps



CITY OF SAN ANTONIO

August 26, 1996

Dixie Watkins
3330 Oakwell Ct. Suite 110
San Antonio, TX 78218

Re: Rogers Ranch North

POADP # 518

Dear Mr. Watkins:

The City Staff Development Review Committee has reviewed Rogers Ranch North Subdivision Preliminary Overall Area Development Plan # 518. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Pasley".

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 12-3-96
FROM: ELI
ITEM NAME: Roger Ranch FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN REQUIREMENT AND REQUIRE
DRAINAGE EASEMENTS WILL BE ADDRESS DURING THE
PLATTING PROCESS

Burt Rubio
Signature

Sr. Eng. Leah
Title

12-05-96
Date